



GAVIN NEWSOM
GOVERNOR

JARED BLUMENFELD
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

9 October 2019

PUBLIC NOTICE

CASE CLOSURE CONSIDERATION, UNDERGROUND STORAGE TANK RELEASE, WILLIE'S MARKET, 690 NORTH ELMWOOD AVENUE, LINDSAY, TULARE COUNTY, RB CASE 5T54000470

To: Offsite Property Owners and Other Interested Persons,

This letter is to inform interested parties of the Central Valley Regional Water Quality Control Board's (Central Valley Water Board) consideration of closing the subject case, and to request comments from interested parties regarding the proposed closure at the above listed property (Site).

The Site is at 690 North Elmwood Avenue, Lindsay, Tulare County, California and has been an operating service station with a convenience store since 1970. A municipal golf course is located to the northwest of the Site, and there are no schools within a 1,000-foot radius of the Site.

From December 1998 through March 2000, soil samples collected from soil borings indicated elevated concentrations of petroleum hydrocarbons beneath the Site. On 18 January 2012, two 10,000-gallon gasoline underground storage tanks (USTs), and associated dispensers, product piping, and vapor recovery pipelines were removed from the Site. Analytical results of soil samples detected elevated concentrations of petroleum hydrocarbons beneath all USTs and dispensers. Subsequently, the fueling facilities were upgraded with a 25,000-gallon split chambered, double-walled UST and associated dispensers. The convenience store was demolished, and a new market building has been constructed.

During removal of the old market building, three additional 150-gallon USTs were discovered beneath the building foundation. Upon removal of the three USTs, the consultant excavated and disposed of approximately 25 cubic yards of hydrocarbon impacted soils discovered below the former USTs.

KARL E. LONGLEY ScD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

1685 E Street, Fresno, CA 93706 | www.waterboards.ca.gov/centralvalley

From 1998 through 2018, numerous phases of site investigation activities were conducted. The work included the installation of twelve groundwater monitoring wells (MW-1 through MW-7, MW-1d, MW-3d, and MW-8 through MW-10), and six vapor extraction wells (VW-1 through VW-6). Monitoring well MW-5 was abandoned after monitoring until the fourth quarter of 2002.

A soil vapor extraction (SVE) remediation system, operated from April 2013 through November 2016, extracted approximately 37,302 pounds of gasoline hydrocarbons, equivalent to approximately 5,828 gallons of gasoline. The extraction rate fell from the initial rate in excess of 150 pounds-per-day, to a final rate of less than 2 pounds-per-day, and remediation was suspended in November 2016.

Groundwater was initially observed at a depth of approximately 20 feet bgs, however the groundwater table has declined, and is now in excess of 120 feet bgs. In July 1999, elevated petroleum constituent concentrations were detected in groundwater samples. In November 2002, during the last sampling event at downgradient monitoring well MW-2, TPHg, benzene, and MTBE were detected at concentrations of 3,700, 12, and 3,800 µg/l, respectively. Analytical results of samples collected from all other wells indicate non-detect, or only trace concentrations of petroleum hydrocarbons. Deeper monitoring wells MW-1d, MW-3d, MW-6, and MW-7 were installed in June 2012. All monitoring wells were observed to be dry during the first quarter of 2013.

In June 2015 to install deeper monitoring wells, soil boring B-1 was drilled to a depth of 110 feet bgs, however the drill rig was unable to drill beyond 110 feet bgs in silt and clay soil. Groundwater was not encountered. The assessment indicated that first groundwater is currently at an undetermined depth in excess of 120 feet bgs, below a 50-foot thick silt and clay strata.

VEIR recommended that the expense of additional deeper drilling was not warranted, based on the significant thickness of low permeability soil underlying the deepest known impacted soil. The VEIR Deeper Groundwater Assessment Report, dated 13 July 2015, recommended that Tulare County waive the requirement to construct the three deeper groundwater monitoring wells. Tulare County concurred in a letter dated 4 August 2015.

The case was referred to the Central Valley Water Board in June 2016. Based on the Central Valley Water Board staff review of the data contained in the case file, in a letter dated 8 August 2017, Central Valley Water Board staff requested a work plan to further assess the extent of groundwater contamination.

Three deep groundwater monitoring wells (MW-8 on-site and MW-9 and MW-10 off-site) were installed in July and September 2018. From July 2018 through June 2019, four rounds of quarterly groundwater sampling were conducted of the new wells, and trace to non-detect concentrations of petroleum contaminants were detected. Based on analytical results, it appears that the downgradient extent of petroleum hydrocarbons in groundwater has been adequately assessed. The plume extends from the Site to approximately 400 feet to the east-southeast. The contaminant plume poses a low

threat and the Water Quality Objectives should be achieved in a reasonable time frame. The unauthorized release does not pose an environmental concern to public health or the environment, and natural attenuation and on-site remedial activities have successfully remediated the release to the extent practicable.

The Site meets the petroleum vapor intrusion to indoor air criteria contained in the Policy because the Site is an active commercial fueling station. Shallow soil sampling and analysis conducted during the site investigation indicated that the Site satisfies the Policy's direct contact media-specific criteria.

The Site is located within the City of Lindsay public water supply system. There are no schools within a 1,000-foot radius of the Site. Based on the Department of Water Resources Spring 2016 data, the depth-to-groundwater in the unconfined aquifer was approximately 125 feet bgs. The closest downgradient City of Lindsay water supply well (Well #11) to the Site, is approximately 2 miles west-southwest. There are also private water supply wells for the rural residences north of the site, but at greater distance than 0.5 mile.

The information presented for this case demonstrates compliance with the criteria contained in the Policy. The Site has been remediated to the extent practicable. The contaminant plume in groundwater appears to be stable and/or decreasing, and no further action regarding this release is necessary. Any remaining petroleum hydrocarbons at the Site should continue to naturally attenuate and should not adversely impact environmental quality, the beneficial uses of groundwater, or pose an unacceptable risk to human health. All technically and economically feasible cleanup has been completed.

The proposed case closure is based on the Central Valley Water Board staff's conclusion that the case satisfies the criteria contained in the Policy.

This Public Notice has been transmitted to parties on the attached list, and is posted on the [Central Valley Water Board website](http://www.waterboards.ca.gov/centralvalley/public_notices/) (http://www.waterboards.ca.gov/centralvalley/public_notices/), under Public Notices, Underground Storage Tanks-Decisions Pending & Case Closures. Details of the site assessment and cleanup are also available through the [State Water Board GeoTracker website](http://geotracker.waterboards.ca.gov/) (<http://geotracker.waterboards.ca.gov/>) by searching for case number **5T54000470**. This information may also be reviewed at the Central Valley Water Board office at 1685 E Street in Fresno, California.

You may participate in the case closure process by reviewing technical reports, asking questions, and providing comments. Comments regarding the proposed closure need to be submitted to the Central Valley Water Board office at the above listed address **by 9 December 2019**.

Interested parties with questions or comments regarding the site or the proposed action should contact Khalid Durrani at the above address, by e-mail at khalid.durrani@waterboards.ca.gov, or by telephone at (559) 445-6191.

On completion of the public comment period and in the absence of substantive comment against closure being granted, Central Valley Water Board staff will proceed with the closure process for the case. The Public Notice was mailed to the address list in attached Table 1.